108.0	0002	0028.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,042,800 / 1,042,800
					USE VALUE:	1,042,800 / 1,042,800
					ASSESSED:	1,042,800 / 1,042,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
402		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KECHEJIAN LINDA A & ANAHIS/TRS
Owner 2:	KECHEJIAN FAMILY TRUST OF 2015
Owner 3:	
Street 1:	402 RIDGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KECHEJIAN LINDA A -
Owner 2:	-
Street 1:	402 RIDGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,294 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Vinyl Exterior and 3048 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11294.000	511,600		531,200	1,042,800
Total Card	0.259	511,600		531,200	1,042,800
Total Parcel	0.259	511,600		531,200	1,042,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 342.17 | /Parcel: 342.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	69124
GIS Ref	
GIS Ref	
Insp Date	10/04/18

!8491!

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0002-0028.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	511,600	0	11,294.	531,200	1,042,800	1,042,800	Year End Roll	12/18/2019
2019	101	FV	469,400	0	11,294.	531,200	1,000,600	1,000,600	Year End Roll	1/3/2019
2018	101	FV	469,400	0	11,294.	455,300	924,700	924,700	Year End Roll	12/20/2017
2017	101	FV	469,400	0	11,294.	424,900	894,300	894,300	Year End Roll	1/3/2017
2016	101	FV	469,400	0	11,294.	364,200	833,600	833,600	Year End	1/4/2016
2015	101	FV	389,800	0	11,294.	326,300	716,100	716,100	Year End Roll	12/11/2014
2014	101	FV	389,800	0	11,294.	302,000	691,800	691,800	Year End Roll	12/16/2013
2013	101	FV	389,800	0	11,294.	288,000	677,800	677,800		12/13/2012

PRINT

Date	Time
12/10/20	23:03:50

LAST REV

Date	Time
08/13/19	09:04:24
apro	
8491	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KECHEJIAN LINDA	65754-77		7/20/2015	Convenience	1	No	No		
KECHEJIAN ANTRA	65754-69		7/20/2015	Convenience	1	No	No		
DARDENO VANDA A	48255-28		9/29/2006		710,000	No	No		
	18829-86		1/1/1988		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/5/2017	1312	New Wind	38,850	C				
10/20/2003	903	Re-Roof	5,800					

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	Meas/Inspect	BS	Barbara S
2/28/2009	Meas/Inspect	372	PATRIOT
2/6/2007	MLS	MM	Mary M
11/29/1999	Inspected	197	PATRIOT
10/27/1999	Measured	256	PATRIOT
8/22/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	69124
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11294		Sq. Ft.	Site		0	70.	0.67	4									531,175						531,200	

Total AC/HA:	0.25927	Total SF/SM:	11294	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	531,175	Spl Credit		Total:	531,200				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Average
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		4.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.17976785
Const Adj.:	1.00289965
Adj $ / SQ:	112.403
Other Features:	150069
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	536271
Depreciation:	24668
Depreciated Total:	511603

COMMENTS

1 KIT IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1			HB	1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

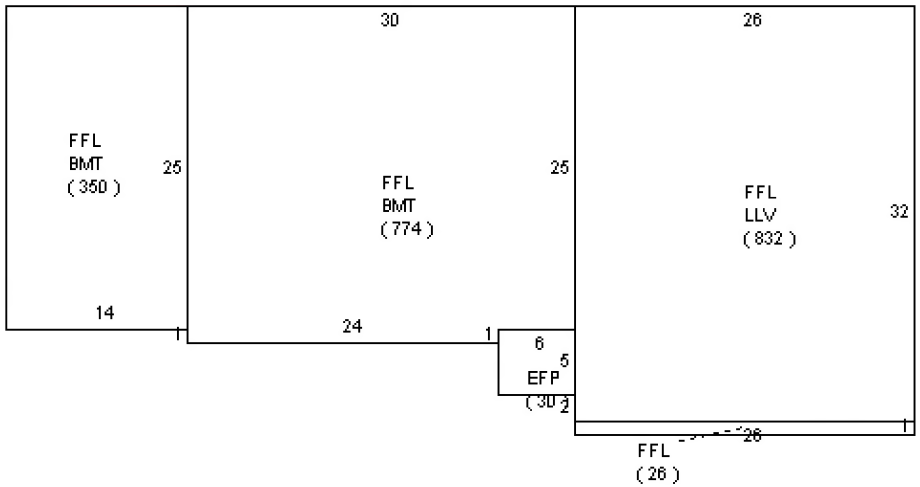
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	123.64
Special Features:	0	Val/Su Net:	128.93
Final Total:	511600	Val/Su SzAd	258.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,982	112.400	222,783
BMT	Basement	1,124	55.710	62,615
LLV	Lower Level	832	59.940	49,869
EFP	Enclos Porch	30	72.810	2,184

Net Sketched Area:	3,968			Total:	337,451
Size Ad	1982	Gross Are	3968	FinArea	3048

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	G	
LLV	100	FLA	20	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

108.0-0002-0028.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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